

Property Location: 93 FRANCONIA CR  
Vision ID: 3454

Account #3509

MAP ID:4/ 83/ 27/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 14:10

| CURRENT OWNER                                                                                        |  | TOPO. | UTILITIES                                                               | STRT./ROAD | LOCATION | CURRENT ASSESSMENT |      |                 |                | <div>1006<br/>AST LONGMEADOW, MA</div> <div>VISION</div> |         |
|------------------------------------------------------------------------------------------------------|--|-------|-------------------------------------------------------------------------|------------|----------|--------------------|------|-----------------|----------------|----------------------------------------------------------|---------|
| CARNES KAREN M<br><br>93 FRANCONIA CR<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners:         |  |       | 1 TYPCL                                                                 |            |          | Description        | Code | Appraised Value | Assessed Value |                                                          |         |
|                                                                                                      |  |       |                                                                         |            |          | RESIDENTL.         | 101  | 155,800         | 155,800        |                                                          |         |
|                                                                                                      |  |       |                                                                         |            |          | RES LAND           | 101  | 87,600          | 87,600         |                                                          |         |
|                                                                                                      |  |       |                                                                         |            |          | RESIDENTL.         | 101  | 14,600          | 14,600         |                                                          |         |
| SUPPLEMENTAL DATA                                                                                    |  |       |                                                                         |            |          | Total              |      |                 |                | 258,000                                                  | 258,000 |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_375009_2851547 |  |       | Received<br>Field 7<br>Field 8<br>Field 9<br>Field 10<br><br>ASSOC PID# |            |          |                    |      |                 |                |                                                          |         |

| RECORD OF OWNERSHIP                                                                           |  | BK-VOL/PAGE                                          | SALE DATE                                            | q/u              | v/i              | SALE PRICE                     | V.C. | PREVIOUS ASSESSMENTS (HISTORY) |      |                |         |        |                |        |         |                |
|-----------------------------------------------------------------------------------------------|--|------------------------------------------------------|------------------------------------------------------|------------------|------------------|--------------------------------|------|--------------------------------|------|----------------|---------|--------|----------------|--------|---------|----------------|
| CARNES KAREN M<br>CARNES,FREDERICK T<br>GUIMOND FRANK J III + MARYANNE,<br>BUZZELLE STEPHEN F |  | 15780/ 217<br>12342/ 3<br>07201/ 0260<br>04475/ 0372 | 03/24/2006<br>05/21/2002<br>06/23/1989<br>08/30/1977 | U<br>U<br>U<br>U | I<br>I<br>I<br>I | 100<br>227,000<br>189,000<br>0 | A    | Yr.                            | Code | Assessed Value | Yr.     | Code   | Assessed Value | Yr.    | Code    | Assessed Value |
|                                                                                               |  |                                                      |                                                      |                  |                  |                                |      | 2016                           | 101  | 154,100        | 2015    | 101    | 154,100        | 2014   | B       | 155,000        |
|                                                                                               |  |                                                      |                                                      |                  |                  |                                |      | 2016                           | 101  | 85,300         | 2015    | 101    | 85,300         | 2014   | L       | 88,300         |
|                                                                                               |  |                                                      |                                                      |                  |                  |                                |      | 2016                           | 101  | 14,600         | 2015    | 101    | 14,600         | 2014   | O       | 15,000         |
|                                                                                               |  |                                                      |                                                      |                  |                  |                                |      | Total:                         |      |                | 254,000 | Total: | 254,000        | Total: | 258,300 |                |

| EXEMPTIONS                       |      |             |        | OTHER ASSESSMENTS |             |         |        | <div>This signature acknowledges a visit by a Data Collector or Assessor</div> <div>APPRAISED VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)155,800<br/>Appraised XF (B) Value (Bldg)0<br/>Appraised OB (L) Value (Bldg)14,600<br/>Appraised Land Value (Bldg)87,600<br/>Special Land Value0<br/>Total Appraised Parcel Value258,000<br/>Valuation Method:C<br/>Adjustment:0<br/>Net Total Appraised Parcel Value258,000</div> |  |  |  |            |
|----------------------------------|------|-------------|--------|-------------------|-------------|---------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|------------|
| Year                             | Type | Description | Amount | Code              | Description | Number  | Amount |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  | Comm. Int. |
|                                  |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |            |
| Total:                           |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |            |
| ASSESSING NEIGHBORHOOD           |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |            |
| NBHD/ SUB                        |      | NBHD Name   |        | Street Index Name |             | Tracing |        | Batch                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |            |
| 0001/A                           |      |             |        |                   |             | 101     |        | NA                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |  |            |
| NOTES                            |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |            |
| SHED MEAS EST CONFIRM @ CYCLICAL |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |            |

| BUILDING PERMIT RECORD |            |      |             |        |            |         |            |            |            | VISIT/ CHANGE HISTORY |    |     |     |                |  |
|------------------------|------------|------|-------------|--------|------------|---------|------------|------------|------------|-----------------------|----|-----|-----|----------------|--|
| Permit ID              | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments   | Date       | Type                  | IS | ID  | Cd. | Purpose/Result |  |
| 201102661              | 01/01/2012 | 54   | FENCE       | 2,000  |            | 0       |            | NVC        | 06/01/2012 |                       |    | 317 | 15  | PERMIT VISIT   |  |
| 242                    | 10/01/1989 | MN   | Manual Note | 1,700  |            | 0       |            | WOOD STOVE | 06/02/2004 |                       |    | 319 | 14  | INSPECTED      |  |
| 308                    | 01/01/1985 | MN   | Manual Note | 0      |            | 0       |            | WOOD STOVE | 04/06/2004 |                       |    | 250 | 22  | MAILER SENT    |  |
| 50                     | 01/01/1984 | MN   | Manual Note | 0      |            | 0       |            | POOL       | 04/02/2004 |                       |    | 319 | 2   | MEASURED       |  |
|                        |            |      |             |        |            |         |            |            | 07/10/1992 |                       |    | 131 | 14  | INSPECTED      |  |

| LAND LINE VALUATION SECTION |          |                 |      |   |       |                         |        |            |           |        |           |                   |         |      |            |                 |          |            |                 |            |        |        |
|-----------------------------|----------|-----------------|------|---|-------|-------------------------|--------|------------|-----------|--------|-----------|-------------------|---------|------|------------|-----------------|----------|------------|-----------------|------------|--------|--------|
| B #                         | Use Code | Use Description | Zone | D | Front | Depth                   | Units  | Unit Price | I. Factor | S.A.   | Acre Disc | C. Factor         | ST. Idx | Adj. | Notes- Adj | Special Pricing |          | S Adj Fact | Adj. Unit Price | Land Value |        |        |
| 1                           | 101      | ONE FAM         | RB   |   |       |                         | 21,694 | SF         | 3.78      | 1.0700 | 6         | 1.0000            | 1.00    | NA   | 1.00       |                 | Spec Use | Spec Calc  | 1.00            | 4.04       | 87,600 |        |
| Total Card Land Units:      |          |                 | 0.50 |   | AC    | Parcel Total Land Area: |        |            | 0.5 AC    |        |           | Total Land Value: |         |      |            |                 |          |            |                 |            |        | 87,600 |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch.     | Description |
| Style               | 06   |     | COLONIAL    | #Heat Sys                       | 1           |         |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0           |         | NO          |
| Grade               | C    |     | AVERAGE     | FBM Sqft                        | 216         |         |             |
| Stories             | 2.00 |     | 2 Story     | Int vs Ext                      | S           |         |             |
| Foundation          | 1    |     | CONCRETE    | MIXED USE                       |             |         |             |
| Exterior Wall 1     | 4    |     | VINYL       | Code                            | Description |         | Percentage  |
| Exterior Wall 2     |      |     |             | 101                             | ONE FAM     |         | 100         |
| Roof Structure      | 3    |     | GAMBREL     | COST/MARKET VALUATION           |             |         |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |         |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |         |             |
| Interior Wall 2     |      |     |             |                                 |             |         |             |
| Interior Floor 1    | 4    |     | CARPET      |                                 |             |         |             |
| Interior Floor 2    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             | 86.40   |             |
| Heat Fuel           | 1    |     | OIL         | Replace Cost                    |             | 194,739 |             |
| Heat Type           | 1    |     | FORCED H/A  | AYB                             |             | 1977    |             |
| AC Type             | 03   |     | FULL        | EYB                             |             | 1994    |             |
| Bedrooms            | 4    |     |             | Dep Code                        |             | GD      |             |
| Full Baths          | 2    |     |             | Remodel Rating                  |             |         |             |
| Half Baths          | 0    |     |             | Year Remodeled                  |             |         |             |
| Extra Fixtures      | 0    |     |             | Dep %                           |             | 20      |             |
| Total Rooms         | 8    |     |             | Functional Obslnc               |             |         |             |
| Bath Style          | A    |     | AVERAGE     | External Obslnc                 |             |         |             |
| Kitchen Style       | A    |     | AVERAGE     | Cost Trend Factor               |             | 1       |             |
| Kitchens            | 1    |     |             | Condition                       |             |         |             |
| Extra Kitchens      | 0    |     |             | % Complete                      |             |         |             |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             | 80      |             |
| Basement Floor      | 12   |     |             | Apprais Val                     |             | 155,800 |             |
| Bsmt Garage         |      |     |             | Dep % Ovr                       |             | 0       |             |
| Units               | 1    |     |             | Dep Ovr Comment                 |             |         |             |
| WS Flues            |      |     |             | Misc Imp Ovr                    |             | 0       |             |
| FBM Quality         | 1    |     |             | Misc Imp Ovr Comment            |             |         |             |
| Fireplaces          | 2    |     |             | Cost to Cure Ovr                |             | 0       |             |
|                     |      |     |             | Cost to Cure Ovr Comment        |             |         |             |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |             |     |              |     |       |            |      |     |       |     |      |           |
|----------------------------------------------------------------|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code                                                           | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr   | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| 11                                                             | POOL I-V    | OB  | Outbuilding  | L   | 648   | 29.00      | 1984 | A   |       | GD  | 70   | 13,200    |
| 19                                                             | PATIO       |     |              | L   | 240   | 5.75       | 1984 | A   |       | GD  | 70   | 1,000     |
| 02                                                             | SHED/FR     |     |              | L   | 80    | 7.48       | 2013 | A   |       | AV  | 60   | 400       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 864        |           | 17.30     | 14,947          |  |
| FFL                               | 1ST FLOOR   | 1,032       | 1,032      |           | 86.40     | 89,162          |  |
| GAR                               | GARAGE      | 0           | 600        |           | 34.56     | 20,735          |  |
| OFP                               | OPEN PORCH  | 0           | 48         |           | 9.00      | 432             |  |
| PAT                               | PATIO       | 0           | 513        |           | 4.38      | 2,246           |  |
| SFL                               | 2ND FLOOR   | 778         | 778        |           | 86.40     | 67,217          |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,810       | 3,835      | 2,254     |           | 194,739         |  |

